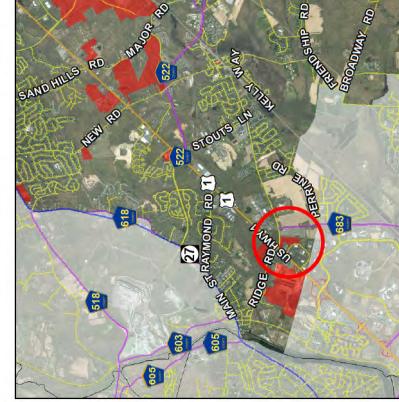


# K Hovnanian Bellemead Block 80 / Lot 3.024

LOCATION:  
South Brunswick, Middlesex County, NJ

DATE:  
February 2019

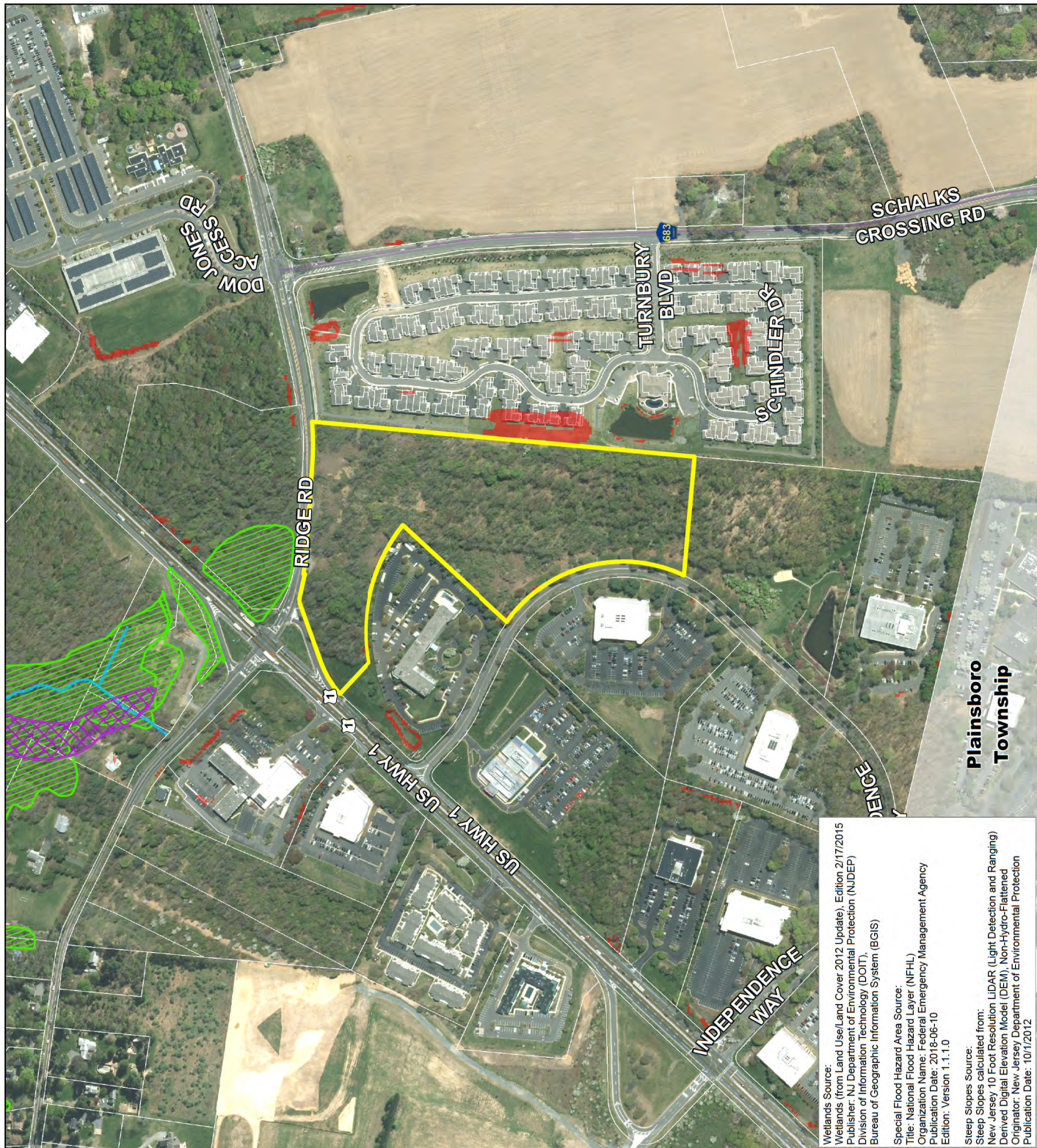
- Legend**
- Site
  - Wetlands
  - Streams
  - Slopes
  - 15 Percent and above
  - FEMA Flood Zone
  - 1% Annual Chance of Flood Hazard



KEY MAP



**Clarke Caton Hintz**  
Architecture  
Planning  
Landscape Architecture



**Wetlands Source:**  
Wetlands (from Land Use/Land Cover 2012 Update), Edition 2/17/2015  
Publisher: NJ Department of Environmental Protection (NJDEP)  
Division of Information Technology (DOIT)  
Bureau of Geographic Information System (BGIS)

**Special Flood Hazard Area Source:**  
Title: National Flood Hazard Layer (NFHL)  
Organization Name: Federal Emergency Management Agency  
Publication Date: 2016-06-10  
Edition: Version 1.1.1.0

**Slope Source:**  
Slope Source: Calculated from:  
New Jersey 10 Foot Resolution LIDAR (Light Detection and Ranging)  
Derived Digital Elevation Model (DEM), Non-Hydro-Flattened  
Originator: New Jersey Department of Environmental Protection  
Publication Date: 10/12/2012





developed and that it has received a title commitment from Eastern Title Agency indicating the property has clear title and there are no title issues.

- Site Suitability – The site has frontage on U.S. Route 1, Ridge Road, and Independence Way. The developer revised its initial site plan concepts such that site access shall be provided from Independence Way (full access ingress and egress driveway) and Ridge Road (right turn only egress from the site). The site is bound by Ridge Road and vacant land to the north; an active adult community to the east; woodlands, Independence Way and corporate office parks to the south; and, a Holiday Inn extended stay hotel, a Doubletree Hotel, a Sonesta extended stay hotel, a Hampton Inn, an office building, and Route 1 to the west.

The NJDEP issued a Freshwater Wetlands LOI Presence/Absence determination (NJDEP File Number 1221-06-0030.1 FWW150001) on January 7, 2015. The LOI indicates that the subject property is absent of freshwater wetlands, transition areas and State Open waters. A review of the FEMA FIRM Map, dated July 6, 2010, indicates the subject property is located outside of a flood hazard area. A review of NJDEP's Geo-Web mapping indicates there is no known contamination on site. The site is located within the State Development and Redevelopment Plan ("SDRP") Planning Area 2 (PA2) Suburban planning area. Pursuant to N.J.A.C. 5:93-5.4(a), COAH shall encourage inclusionary development within centers in Planning Areas 1 and 2. While the subject property is located within PA2, the SDRP indicates single-use development should "*follow Center-like design principals, such as pedestrian scale, interconnected street systems, and absence of physical barriers between uses and destinations*" (SDRP, page 197).

The site is located within the Stony Brook Regional Sewer Authority's ("SBRSA") sewer service area identified in the Lower Raritan/Middlesex County Water Quality Management Plan. Wastewater is managed at the Stony Brook RSA River Road STP. K. Hovnanian anticipates connecting the development's sewer into the SBRSA sewer system at the intersection of Route 1 and Independence Way (to the south of the subject property) or at the Route 1 manhole approximately 750 feet west of the subject property. K. Hovnanian also indicates that a pump station will probably be necessary to sewer the subject property. The site is located within two (2) water purveyor areas: South Brunswick Water Division and NJ American – Raritan. K. Hovnanian anticipates connecting to the South Brunswick Water Division 12-inch water lines within Ridge Road (to the north) and Independence Way (to the south). According to Tim Lesko, Water Department Supervisor for South Brunswick Township, there is adequate water service capacity to accommodate the full 129-unit development, which would need customary approvals from NJDEP and other external authorities. As noted above, there are infiltration and inflow issues impacting sewer capacity that must be resolved. It



appears that the site can be developed consistent with RSIS and all other state regulations such as those of the NJDEP.

- Accessibility – All affordable units at the site must comply with the Barrier Free Subcode at *N.J.A.C. 5:23-7*.
- Administrative Entity – K.Hovnanian will be required to hire an experienced affordable housing administrative agent to administer the units in accordance with UHAC (exception noted below) including affirmative marketing, at least 30-year controls on affordability and bedroom distribution.
- Controls on Affordability – The Township will require at least 30-year affordability control deed restrictions on the units in accordance with *N.J.A.C. 5:93 et seq.* and UHAC.
- Very Low/Low/Moderate-Income Split – Income distribution must follow UHAC except for the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

### ***PPF Industrial***

PPF Industrial – Route 130 / Exit 8A, LLC (“PPF”) owns an approximately 133.7-acre tract of land known as Block 6, Lots 15.021 and 15.022 and Block 11, Lot 13.02 (see site map). These parcels are currently wooded or vacant and are located within three different zones: C-5 Commercial zone, the C-6 Commercial zone, and the RR Rural Residential zone. PPF filed a Builder’s Remedy lawsuit for an inclusionary housing project containing 606 units, including 78 single-family dwellings, 171 townhouse dwellings, and 357 apartments. Of the 606 units, 106 are proposed to be affordable (equaling an approximately 17% set-aside). As the Special Master favors an across-the-board 20% affordable housing set-aside, PPF should be required to provide 121 total affordable housing units. The PPF Builder’s Remedy lawsuit was filed after the Special Master’s initial ranking and suitability determination per Judge Wolfson’s Order.

As stated in *N.J.A.C. 5:93-5*, affordable housing sites shall be available, approvable, developable, and suitable, as defined in *N.J.A.C. 5:93-1.3*, for the production of low and moderate income housing.

- Site Availability – Pursuant to the owner, the site has a clear title and no legal encumbrances which would preclude its development as an affordable housing project. The site is owned by developer PPF.



THIRD ROUND SITES

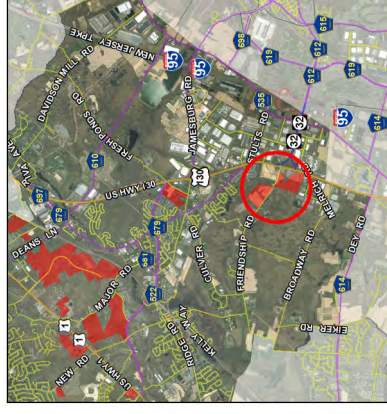
PPF Industrial – Route 130 /  
Exit 8A, LLC Property  
Block 6, Lots 15.021 and 15.022  
Block 11, Lot 13.02

LOCATION:  
South Brunswick, Middlesex County, NJ

DATE:  
February 2019

Legend

- Site
- Streams
- Wetlands (LOI)
- Slopes
- 15 Percent and above
- FEMA Flood Zone
- 1% Annual Chance of Flood Hazard

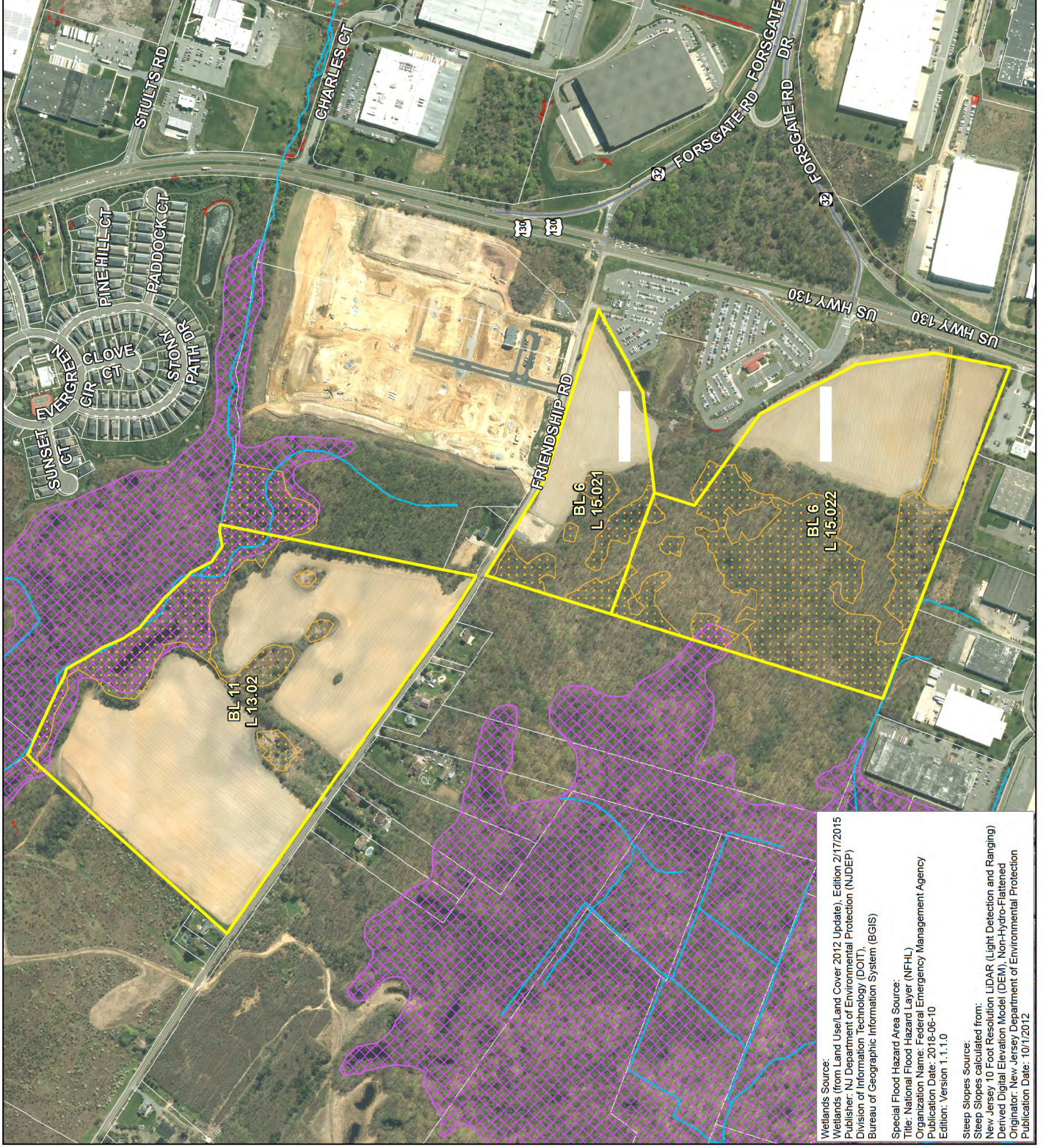


KEY MAP



0 800 FT

Clarke Caton Hintz  
Architecture  
Planning  
Landscape Architecture



Wetlands Source:  
Wetlands (from Land Use/Land Cover 2012 Update), Edition 2/17/2015  
Publisher: NJ Department of Environmental Protection (NJDEP)  
Division of Information Technology (DOIT)  
Bureau of Geographic Information System (BGIS)

Special Flood Hazard Area Source:  
Title: National Flood Hazard Layer (NFHL)  
Organization Name: Federal Emergency Management Agency  
Publication Date: 2016-06-10  
Edition: Version 1.1.1.0

Steep Slopes Source:  
Steep Slopes calculated from:  
New Jersey 10 Foot Resolution LIDAR (Light Detection and Ranging)  
Derived Digital Elevation Model (DEM); Non-Hydro-Flattened  
Originator: New Jersey Department of Environmental Protection  
Publication Date: 10/17/2012





- Site Suitability – The tracts front on Friendship Road, just west of State Route 130 (hereinafter, “Route 130”). The lots on Block 6 are contiguous to a parcel currently utilized as a NJ Transit Bus Park and Ride site fronting on Route 130. Adjacent to the properties is a recently constructed multi-family development on Block 11, Lot 15.04, as well as the site of an approved retail and commercial development on Block 11, Lot 15.03. To the east, on the other side of Route 130, as well as just south of the property, are light industrial areas that includes office, outlet locations, hotels, and restaurants, among other uses. West of the subject tracts are large swaths of woods and wetland areas, as well as a number of agricultural and large lot residential properties.

The site is located within the SDRP Planning Area 2 (PA2) Suburban planning area. Pursuant to N.J.A.C. 5:93-5.4(a), COAH shall encourage inclusionary development within centers in Planning Areas 1 and 2. While the subject property is located within PA2, the SDRP indicates single-use development should “*follow Center-like design principals, such as pedestrian scale, interconnected street systems, and absence of physical barriers between uses and destinations*” (SDRP, page 197)

PPF obtained an NJDEP Letter of Interpretation on March 10, 2017. Any wetlands disturbances shall require approval from the NJDEP. A review of the FEMA FIRM Map, effective July 6, 2010, indicates that limited areas on the north edge of Block 11, Lot 13.02, and a negligible portion of Block 6, Lot 15.022 are within the Zone A FEMA flood hazard area. These flood prone areas are also wetland constrained and therefore are not proposed for development.

A review of NJDEP’s NJ-GeoWeb mapping indicates the site is not on the “Known Contaminated Sites” list, does not contain a Deed Notice, nor a groundwater contamination area (CKE or CEA). Portions of the subject property are located within the Middlesex County Utility Authority’s sewer service area identified in the Lower Raritan/Middlesex County Water Quality Management Plan. Development shall occur only within those areas located within the sewer service area. The site is entirely within the water purveyor area of the South Brunswick Water Department. According to Tim Lesko, Water Department Supervisor for South Brunswick Township, there is adequate water service capacity to accommodate the full 606-unit development, which would need customary approvals from NJDEP and other external authorities. As noted above, there are infiltration and inflow issues impacting sewer capacity that must be resolved. It appears that the site can be developed consistent with RSIS and all other state regulations such as those of the NJDEP.

- Accessibility – All affordable units at the site must comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.



- Administrative Entity – PPF will be required to hire an experienced affordable housing administrative agent to administer the units in accordance with UHAC (exception noted below) including affirmative marketing, at least 30-year controls on affordability and bedroom distribution.
- Controls on Affordability – The Township will require at least 30-year affordability control deed restrictions on the units in accordance with *N.J.A.C. 5:93 et seq.* and UHAC.
- Very Low/Low/Moderate-Income Split – Income distribution must follow UHAC except for the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

### **Toll Brothers**

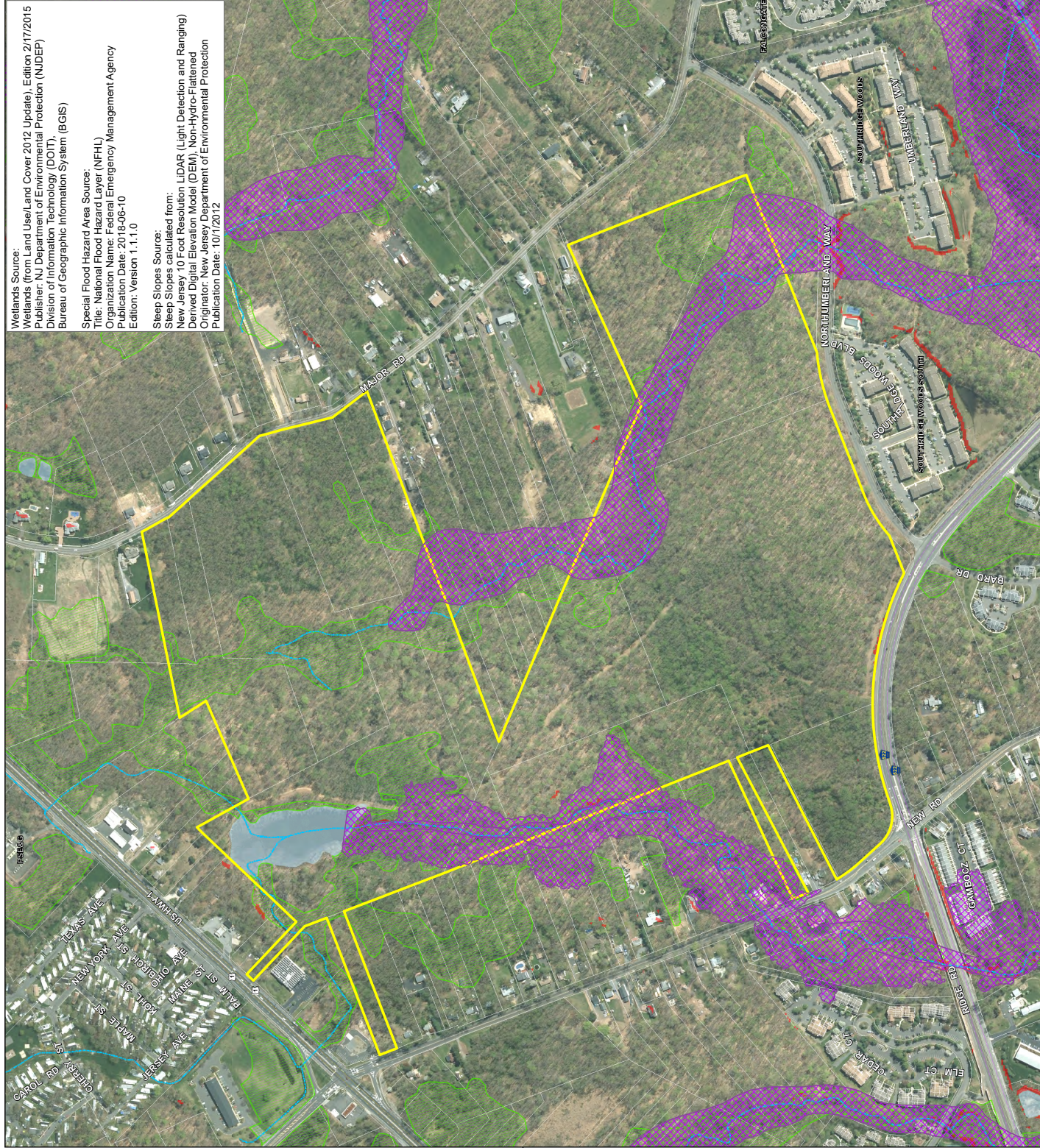
Toll Brothers is the contract purchaser of a site identified as Block 85 Lots 2.102, 2.11, 2.19, 4.06, 4.13, 4.14, 4.16, 10, 11, 12, 13, 14, 15.16, 16, 37.03 & 38 and Block 85.01, Lot 12.01 on the Township Tax Maps, the property contains approximately 198 acres (see site map). Toll Brothers filed a Builder's Remedy lawsuit requesting two different developments – an age-restricted 266 total unit development and a family development for a total of 85 units and an affordable housing set-aside of 12.9% resulting in 11 affordable units. Prior to their filing of the Builder's Remedy lawsuit, Toll Brothers filed a site plan/subdivision application with the Township to subdivide the site into 96 lots, including 85 lots for detached single-family dwellings and 11 open space lots. Eleven (11) of the 85 homes will be affordable (12.9% affordable housing set-aside). As the Toll Brothers application to produce 11 affordable units remains before the South Brunswick Planning Board, the Township has included the Toll Brothers site in its plan for a total of 11 affordable housing units (the applicant has reduced the total unit count to 84).

As stated in *N.J.A.C. 5:93-5*, affordable housing sites shall be available, approvable, developable, and suitable, as defined in *N.J.A.C. 5:93-1.3*, for the production of low and moderate income housing.

- Site Availability – The site is owned by L. Mindel. Toll Brothers represents that it has or will acquire from L. Mindel all necessary right, title, interest and/or permission to allow it to be developed.
- Site Suitability – The site is generally bounded by Route 1 to the north, single-family lots and Major Road to the east, Northumberland Way to the southeast, County Route 522 to the southwest, and single-family lots and New Road to the west. The site is



**Wetlands Source:**  
 Wetlands (from Land Use/Land Cover 2012 Update), Edition 2/17/2015  
 Publisher: NJ Department of Environmental Protection (NJDEP)  
 Division of Information Technology (DOIT)  
 Bureau of Geographic Information System (BGIS)  
  
**Special Flood Hazard Area Source:**  
 Title: National Flood Hazard Layer (NFHL)  
 Organization Name: Federal Emergency Management Agency  
 Publication Date: 2018-06-10  
 Edition: Version 1.1.1.0  
  
**Slope Slopes Source:**  
 Slopes calculated from:  
 New Jersey 10 Foot Resolution LIDAR (Light Detection and Ranging)  
 Derived Digital Elevation Model (DEM) Non-Hydro-Flattened  
 Originator: New Jersey Department of Environmental Protection  
 Publication Date: 10/1/2012



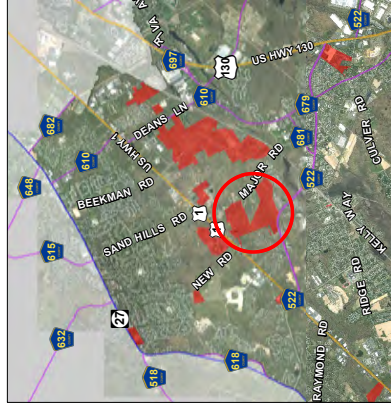
# THIRD ROUND SITES Toll Brothers

Block 85; Lots 2.102, 2.11, 2.19, 4.06, 4.13;  
 4.14, 4.16, 10, 11, 13, 14, 15, 16, 16, 37.03  
 & 38 and Block 85.01, Lot 12.01

LOCATION:  
 South Brunswick, Middlesex County, NJ

DATE:  
 February 2019

- Legend**
- Site
  - Wetlands
  - Water
  - Streams
  - Slopes
  - 15 Percent and above
  - FEMA Flood Zone
  - 1% Annual Chance of Flood Hazard



KEY MAP



Clarke Caton Hintz  
 Architecture  
 Planning  
 Landscape Architecture





bisected by a tributary to the Lawrence Brook, which continues under Northumberland Way. Heathcote Brook flows southwesterly through the northwest portion of the site and continues under New Road. Heathcote Brook has been dammed to create Reisert Pond in the northwest corner of the site.

The site is located within the SDRP Planning Area 2 (PA2) Suburban planning area. Pursuant to N.J.A.C. 5:93-5.4(a), COAH shall encourage inclusionary development within centers in Planning Areas 1 and 2. While the subject property is located within PA2, the SDRP indicates single-use development should “*follow Center-like design principals, such as pedestrian scale, interconnected street systems, and absence of physical barriers between uses and destinations*” (SDRP, page 197) There is an extensive amount of freshwater wetlands on site. Toll Brothers has obtained an NJDEP Letter of Interpretation to verify the extent of wetlands. Any wetlands disturbances shall require approval from the NJDEP. A review of the FEMA FIRM Map, effective July 6, 2010, indicates that both stream corridors are within the Zone A FEMA flood hazard area. A portion of the site is located within the Delaware and Raritan Canal Commission’s (“DRCC”) Review Zone B and shall require a Certificate of Approval from the DRCC. The developer will be required to receive NJDEP approval and/or DRCC approval for disturbances to wetlands, flood hazard areas, riparian zones, and stream corridors.

A review of NJDEP’s NJ-GeoWeb mapping indicates the site is not on the “Known Contaminated Sites” list and does not contain a Deed Notice. A small portion of Block 85, Lot 2.11 is encompassed with a groundwater contamination area (CEA) associated with the Amoco Service Station on Route 1; however, this lot is not proposed to be developed. Portions of the subject property are located within the Middlesex County Utility Authority’s sewer service area (Block 85, Lots 4.06, 4.13, p/o 4.14, and p/o 4.16) and the Stony Brook Regional Sewerage Authority’s sewer service area (Block 85, Lots 2.102, p/o 2.11, 2.19, p/o 12, and 37.03) identified in the Lower Raritan/Middlesex County Water Quality Management Plan. A NJDEP-approved Wastewater Management Plan Amendment is required to add the remaining portions of the site into a sewer service area before development may occur. The site is entirely within the water purveyor area of the South Brunswick Water Department. According to Tim Lesko, Water Department Supervisor for South Brunswick Township, there is adequate water service capacity to accommodate the full 84-unit development, which would need customary approvals from NJDEP and other external authorities. As noted above, there are infiltration and inflow issues impacting sewer capacity that must be resolved. It appears that the site can be developed consistent with RSIS and all other state regulations such as those of the NJDEP.

- Accessibility – All affordable units at the site must comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.





- Administrative Entity – Toll Brothers will be required to hire an experienced affordable housing administrative agent to administer the units in accordance with UHAC (exception noted below) including affirmative marketing, at least 30-year controls on affordability and bedroom distribution.
- Controls on Affordability – The Township will require at least 30-year affordability control deed restrictions on the units in accordance with *N.J.A.C. 5:93 et seq.* and UHAC.
- Very Low/Low/Moderate-Income Split – Income distribution must follow UHAC except for the statutory requirement for 13% of the affordable units to be affordable to very low-income households at 30% of the regional median income.

### ***Wilson Farm***

The Township owns the Wilson Farm site which is located at 3614-3668 Route 27 (Block 96.24, Lot 24.002) in the C-2 General Retail Commercial Center District. It is approximately 17.73 acres in size and is currently vacant (see site map). There is a gas station, restaurant, and convenience store to the east of the site; a single-story office/warehouse building to the west; and single-family homes to the south that are buffered from the site by a large wooded area and stream. Approximately 1.17 acres near the stream are in FEMA Flood Zone A, bringing the site's net developable acreage to 16.5 acres. Across the street on Route 27 are single-family homes that front on Barbieri Court, which intersects with Route 27 across from Wilson Farm. The site is located in Planning area 2 (PA2) of the State Plan, a preferred location for affordable housing sites. (see Appendix 31)

Initially, the development team for Wilson Farm consisted of SBCDC and The Alpert Group. SBCDC is the successful developer and operator of three existing senior affordable housing projects in South Brunswick (Charleston Place I & II and Oak Woods) and has over 35 years of experience. It continues to own and successfully operate all three projects, all of which have no vacancies. With 150 people on a waiting list, there is a significant need in South Brunswick for this type of housing, which provides congregate living arrangements for low- and moderate-income elderly along with all of the necessary support services on-site, including medical, social and transportation assistance. Many of the residents in the existing facilities come from other affordable rental housing, where there are no support services. As seniors find it more difficult to live without on-site services, they look to move to these facilities where they can continue to live independently, yet with the needed support structure available at their doorstep.